



7 Sample Avenue, Beverley, HU17 9DW
£179,950

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk

PROPERTY
PERSPECTIVE

we are delighted to offer for sale this modernised 3 bedroom house located on a popular estate with access to amenities and transport links plus access to 'Good' and 'Outstanding' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen plus contemporary bathroom. Items of note include electric fire and surround to the lounge plus built in wardrobes to bedroom 1. There are ample sockets and media points. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge and dining kitchen. There are 3 well proportioned bedrooms plus a family bathroom accessed from the first floor landing.

The property benefits from generous gardens with lawns, patio and decking. There is a laundry room plus an external tap. There is off road parking for a number of cars.

Tenure - Freehold
Council tax - Band A

The property comprises.

GROUND FLOOR

Entrance Hall

With laminate flooring.

Lounge 16'11" x 10'9" (5.16m x 3.28m)

A light through room with electric fire and surround plus laminate flooring.

Dining Kitchen 16'11"(max) x 16'8"(max) (5.17m(max) x 5.10m(max))

Having a comprehensive range of wall and base units with complimenting laminate worktops and tiling and breakfast bar. With cooker and hood plus recessed spot lights and floor tiling.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 14'8"(max) x 13'0"(max) (4.49m(max) x 3.98m(max))

With built in wardrobes plus carpets and curtains.

Bedroom 2 13'1"(max) x 10'11"(max) (3.99m(max) x 3.33m(max))

With carpets and curtains plus access to store.

Bedroom 3 11'8" x 7'3" (3.57m x 2.22m)

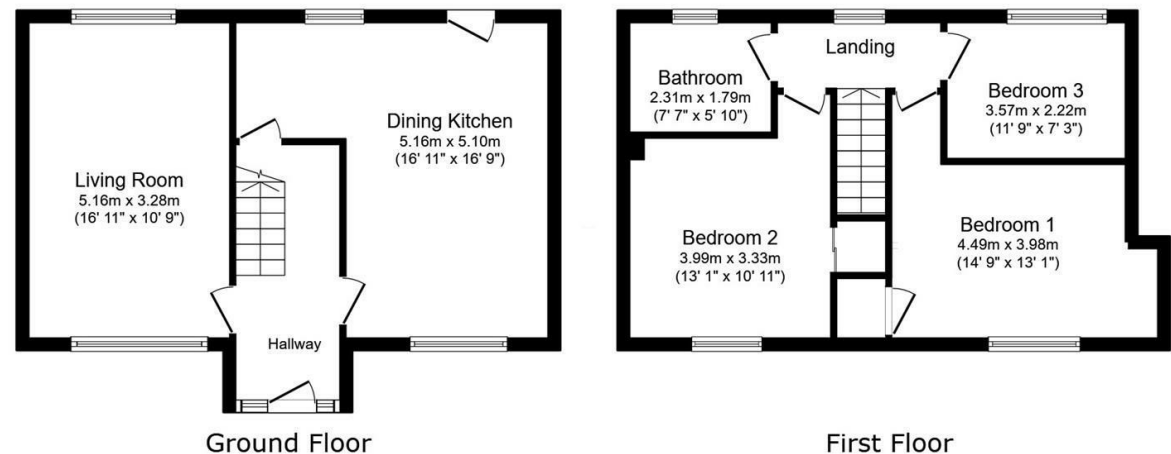
With carpets and blinds.

Bathroom 7'6" x 5'10" (2.31m x 1.79m)

Having contemporary white sanitary ware with shower and screen to bath plus tiling and wall boards, vanity basin, chrome ladder radiator and recessed spot lights.

EXTERNAL

The property benefits from generous gardens with lawns, patio and decking. There is a laundry room plus an external tap. There is off road parking for a number of cars.



Total floor area: 88.0 sq.m. (947 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io

PROPERTY
PERSPECTIVE